



Tarmatt@aol.com
12/16/2005 12:04 PM

To Nick Magriples/R2/USEPA/US@EPA
cc joe@lacarlyle.com, VOGELKB@aol.com, bf@lacarlyle.com,
TCGCONSTRUCTION@aol.com
bcc

Subject Re: Matteo / Willow Woods site visit

History:

This message has been forwarded.

Dear Mr. Magriples:

Obviously, your report on the Matteo site is of great concern to our company. We will of course cooperate with the EPA in this matter but we want to be involved with any ongoing investigation that may be conducted on our property. I will speak to Mr. Weber about the "Consent Agreement" but please coordinate all activities through my office.

Your report has raised many questions, first and foremost the safety of our residents. In our discussions previously with NJDEP, no concerns were ever raised with contamination to our property or any health threat to our residents. We conducted "Phase I" ESA's in conjunction with the purchase and ownership of Willow Woods MHC, LLC, the report suggested a "Phase II" primarily concerning some drums w/ chemicals found at the property, a hydraulic oil reservoir associated with a car lift and GW testing of our site concerning the priority pollutants at the Matteo site. The "Phase II" that constituents, Lead, RCRA Metals, Barium, TPH, acetone, and sulfates were all "well below NJ Action Levels and PCB wasn't present in either monitoring wells (I can provide you with the monitoring report). Plus, follow-up discussions with NJDEP concerning the Matteo site always concurred with our initial estimate "the pollutants are not near your site you have nothing to worry about. You have seen the letter from NJDEP on June 2004 stating "The NJDEP has found no environmental contamination on the Matteo site that would pose and immediate health threat to humans." We have continued to remain vigilant with our monitoring of the Matteo site with several phone calls and visits to the NJDEP office in Trenton, not once were we notified of an increased potential health threat to our residents, matter of fact, we were given assurances that "there is no known environmental contamination in the immediate vicinity of the property boundary between Matteo and Willow Woods." Though I am a professional in the field of Environmental Property Assessment, my company takes their cues from the environmental departments that oversee these concerns in their respected states or regions. We even made a trip to your offices at Region II EPA in NYC in order to talk to your staff directly about the Matteo site and review any subsequent records. They told me the same thing that NJDEP told me, not to worry that the contamination was confined to Matteo's property. We further find it strange that a known "offender" such as Matteo is allow to continue the same operations under a NJ permit, that contaminated the site in the first place. It might likely be the case if these operations were discontinued when the site was first discovered, we might not be have these current issues.

We must ascertain what our exposure level is to the potential health risks and associated legal liabilities with these "new" contaminants discovered on or near our property. We feel it is responsible to notify our resident of any "true" potential health

302807



- June 2004

} who and when

- potential threat
- further sampling
- ATSDR

risk is found. We are seeking the EPA's guidance in determining this potential threat to our residents with a vigorous role in active participation with any on going investigation. Please notify us before any incursion onto our property so we can be "fully in the loop," at least a week prior so I can arrange to be there.

Respectfully,
Matthew E. Raynor

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there will be no
"incursion" until we
have signed agreement